

**DISTRICT V ADVISORY BOARD**  
**Minutes**  
**www.wichita.gov**

**May 2, 2005**  
**7:00 p.m.**

**Auburn Hills Golf Course Clubhouse**  
**443 S. 135<sup>th</sup> West**

Seven District Advisory Board Members including one Youth Member attended the District V Advisory Board meeting. In attendance also was seven (7) City staff. Approximately eight members of the public were present with four signing the sign-in sheet.

**Members Present**

David Almes  
Bob Bulman  
David Dennis  
Maurice Ediger  
Andy Johnson  
Scott Johnson  
Ann Wellborn  
Council Member Bob Martz

**Staff Present**

Officer Addie Perkins, Police  
Officer Jason Harris, Police  
Officer Patricia Brock, Police  
Officer Daniel Gumm, Police  
Jason Jantz, Public Works  
Dale Miller, Planning  
Dana Brown, City Manager's Office

**Members Absent**

Jerry Hoggatt  
John Marker  
DeAnn Sullivan  
Steve Winslow  
Monica Vashaw  
Anthony Vu

**Guests**

Listed on page 5.

**Call to Order**

**Bob Martz, City Council Member**, called the meeting to order at 7:13. He welcomed the public to the meeting.

**Community Police Report**

**Community Police Officer Addie Perkins, Beat Coordinator for 199**, reported for the all police beats in District V including 19, 199, and portions of 16 and 19. She also noted that recent changes had been made to beat assignments and the updated information is posted on the city's website.

Officer Perkins provided a report of the activities for the area. She said that officers held a DUI checkpoint at Central & Socora and made three arrests and issued several other violations. Officer Perkins reported that metal thefts had been a problem on Beat 18 with the stolen scrap metal being resold. In addition, radar had been used to address the issue of speeding on Kellogg. And, finally, reports of larcenies from autos and vandalism had increased as typical when weather warms up.

A **Board Member** noted the media reports of increased gang activity in Wichita and asked if gangs exist in District V. **Officer Perkins** said that although a recent report on graffiti was quickly addressed, she wasn't aware of other gang activity in District V.

**Action: The information was received and filed.**

### New Business

#### **29<sup>th</sup> Street Improvement, east of Ridge**

**Jason Jantz, Public Works, presented** the project to improve 29<sup>th</sup> Street North from ½ mile east of Ridge to Hoover. The project will improve the current unpaved road to a two-lane asphalt mat road to connect to existing paving to the west and east. Curbing will be included for safety. Construction is planned for 2005.

**Board Members** asked questions and **Jantz** addressed, as follows:

- Any special assessments being charged? No, due to 1-mile arterial
- Is more than one option being considered? Earlier proposal had 5-foot deep ditches with V-bottoms while this updated proposal will have some curbing.
- Why does the north side does not include curbing? Ditches will be used for drainage on the north.
- What is the depth of V-bottom ditches? Don't know the depth
- What was the "gentleman's agreement" between Public Works and Barefoot Bay Homeowner Association as represented by Ray Flickner? Not certain of the final agreement.
- Why is the project proposed if location of bridge over floodway may change the plan for road improvement? **Council Member Martz** said that the location had not been finally determined but the funding is shown in the Capital Improvement Program for 2010.
- How long does an asphalt road typically last? Approximately 10 years.

**Bulman (Johnson)** expressed concerns about having more information about the drainage and moved that the project be deferred until next month. Motion passed 6:0.

**Action: The Board voted to request that staff collect more information about the drainage for the project and re-present the project at the June meeting.**

### Zoning Request ZON2005-12

**Dale Miller, Planning Department,** presented a request to change the current zoning of SF-5, Single Family Residential to TF-3, Two-Family Residential, generally located at 1330 S. Westfield at the northeast corner of Westfield of Dubon. Miller said that staff is recommending denial of the request as it is considered "spot" zoning due to three sides surrounding the property being residential in which improvements have been invested by the residents through the maintenance of their housing. Denial is the common recommendation for this situation by the Planning Department.

**Terry Smythe, agent for the property owner,** asked the Board to consider certain factors associated with the subject property including it has been vacant for a long time; large residential lots are common in the area; the subject lot is odd-shaped for building a single-family home with the regular set-backs; and, the subject property could serve as transition between the residential

area and the property to the south with Limited Commercial and General Commercial zoning. Smythe said zoning requested could be considered “buffer” zoning with the allowed height of 35-feet. Further support for the property becoming a buffer is the current zoning on the property to the south being two-front sided with no required screening required.

**Board Members** asked about assurances for the neighborhood to which the **Neighborhood Assistant** reported meeting with approximately 20-25 residents in the area who were not as concerned about this zoning request as the property to south. **Miller** told the Board that the developer could offer a protective overlay for conforming to the resident concerns.

An area **resident** reported concerns for routine mowing of the grass on the subject property and also expressed his desire that the property be developed to blend with the neighborhood. The resident preferred a one-story structure with a limit of two families. **Council Member Martz** explained that tall grass on vacant lots is a common issue and that developing the property should help in that regard.

**Board Members** noted that the neighborhood has no guarantee that their concerns will be addressed if the zoning request is approved and supported asking the owner to do a protective overlay to address the concerns.

**Ediger (Johnson)** moved that action on the request be deferred until the developer can work with the city and the residents to develop a plan. Motion passed 5:1 (Dennis).

A brief discussion then took place regarding the property to the south zoned “LC,” Limited Commercial and “GC,” General Commercial. Concerns were expressed about the current requirements not including a buffer for the adjacent neighborhood that includes the subject property of the zoning request reviewed, ZON2005-00012.

**Action: Action is deferred to provide opportunity for developer to work with the city and the residents to develop a protective overlay.**

**No Public Agenda items were presented.**

### **Board Agenda**

#### **Updates, Issues, and Reports**

*Reports given about activities, events, or concerns in the neighborhoods and/or District V.*

#### **Council Member Martz**

1. **Meadows Park – Council Member Martz** reported that the park, located west of 119<sup>th</sup> Street and south of Maple, was part of the FEMA property now owned by the city but maintained by several of the adjacent residents. As part of the FEMA agreement, no structures may be built on the property. Residents had applied to OCI to place two small sheds on skids with no concrete foundation to store mowers and other yard maintenance equipment. OCI had approved this plan. However, the sheds had been built on concrete foundations, violating the city’s agreement and expanding the residents’ backyards. OCI had notified residents of the illegal placement.

2. **Wranglers' Game - Council Member Martz** asked the Board if they were interested in attending a game at Lawrence-Dumont Stadium again this year to which everyone expressed interest for the month of June. Staff will check into availability.
3. **Ice Skating Rink – Council Member Martz** reported that this item would be reviewed at the Council meeting tomorrow morning. Council will consider whether how to handle the City's current 15-year contract with Canlan and the need for repairs to the facility.
4. **Indian Center – Council Member Martz** reported that changes had been made to the Board including placement of two City members with veto power.

#### **Board Members**

1. **Central, 119<sup>th</sup> to 135<sup>th</sup> – Dennis** said that residents had inquired whether the project included center turn lanes for the entire mile? If so, is it necessary and could they be omitted to save expense through decreasing land acquisition? **Council Member Martz** said that he would check into this.
2. **Speed Tables –** What is the status of restarting the initiative by DAB V to research this possibility? **Council Member Martz** replied that staff changes in Public Works and one person handling more than one position had delayed the restart. He said staff would be checking with Traffic Engineering on re-initiating this study.

#### Questions Regarding Status of Past Items

3. **Expansion of Maize from 17<sup>th</sup> to south of Westport - Council Member Martz** asked staff to check with Public Works and report to DAB.
4. **Jamesburg Cemetery – Council Member Martz** reported that Park & Recreation staff has been delayed on several projects due to cleanup for the ice storm. Staff continues to communicate with the resident and action is expected to begin again this summer.
5. **Zoning Request for Wesley ER at Northwest Centre – Council Member Martz** said that Wesley is still addressing requirements for the zoning request.
6. **Aircraft Training Program –** Johnson inquired about this program and why it was placed at Cowley County Community College instead of Wichita Area Technical School (WATC). **Council Member Martz** reported that the program was developed by the aircraft industry. It was placed at Cowley CCC due to the accreditation needed to offer scholarships and the ability to serve more students than the WATS. The program offers on-the-job training and he is very supportive of it.

With no further items, the meeting was adjourned at 9:00 p.m.

The next regular meeting for District Advisory Board V is scheduled at Auburn Hills Clubhouse at **7:00 p.m. on June 6, 2005.**

Respectfully Submitted,

Dana Brown, Neighborhood Assistant  
City Council District V

**Guests**

Jim Germolus	168 S. Maple Dunes Ct	67235
Clete Dold	218 S. Breezy Pt. Circle	67235
Paul Tobia	12102 Ridge Point	67235